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Date: 10.02.2026

To

The Real Estate Regulatory Authority (RERA) Punjab
Sector 18A, Chandigarh

Subject: Clarification Regarding CLU Certificate for Project Registration of "Aero City"
at Vill-Heir, Bal and Meerakot Kalan, Amritsar, Punjab— Promoted by M/s
DSK realtors pvt Ltd.

Respected Sir/Madam,

This is regarding the requirement of CLU Certificate for our project "Aero City" situated at,
Vill-Heir, Bal and Meerakot Kalan, Amritsar, Punjab.

In this regard, we would like to bring to your kind attention that, as per the notification issued by the Government of Punjab, Department of Housing and Urban Development (Housing-2 Branch), vide letter no. 18/02/2023-5Hg2/524 dated 24.03.2023, it has been clearly stated that the "Change of Land Use (CLU) permission for all activities has now been merged with the approval of the Layout Plan/Building Plan/License to Colonies."

Accordingly, a separate CLU certificate for our project is not available. We kindly request that you consider this clarification and proceed with the necessary formalities for the registration of our project.

Yours sincerely,

For: M/s DSK realtors pvt Ltd



(Authorized signatory)



Amritsar Development Authority
PUDA Bhawan, Green Avenue, Amritsar.

To

M/s DSK Realtors Pvt. Ltd.
5th Floor, Splendor Forum,
Plot No. 3, Jasola District Centre,
New Delhi- 110025

No.ADA/CA/ASR/S-3/2024/ 34567 Dated: 02/4/24


Subject:

Grant of Supplementary Licence for additional area in the existing colony namely "Aero City", at Village Heir, Bal & Meerankot Kalan, Tehsil & Distt. Amritsar (Area- 6.415 Acres) (Total Area of the Colony 151.445 + 6.415 = 157.86 Acres).

Please find enclosed herewith Supplementary Licence No.LDC-ADA/2024/45 dated 2/4/2024 for setting up a colony namely "Aero City", at Village Heir, Bal & Meerankot Kalan, Tehsil & Distt. Amritsar (Area- 6.415 Acres) along with approved revised layout plan drg. no. LAYOUT/AERO CITY/01 dated 24/11/2023, revised estimates and service plans for further necessary action.

You are requested to supply the 2 copies of revised layout plan and revised service plans cloth mounted within 15 days of the issue of the Licence.

Enclosed/As above.



Competent Authority
cum-Chief Administrator
ADA, Amritsar.

Endst. No.ADA/CA/ASR/ S-3/2024/

Dated:

Copy of the above is forwarded to the following for information & necessary action. All concerned departments will ensure that the development works shall not be started by the promoter before getting NOC/Clearance Certificate, if required from the concerned departments/Agency:-

1. The Deputy Commissioner, Amritsar.
2. Chairperson, RERA, Punjab
3. Commissioner, Municipal Corporation, Amritsar.
4. Addl. Chief Administrator, ADA, Amritsar.
5. Chief Town Planner, Punjab
6. Estate Officer/Estate Officer (R), ADA Amritsar.
7. District Development and Panchayat Officer, Amritsar
8. Superintending Engineer, ADA, Amritsar.
9. Environmental Engineer, PPCB, Amritsar.
10. XEN. (Comm.), PSPCL, Amritsar.
11. XEN, Department of Water Resources, Amritsar.
12. District Forest Officer, Amritsar.
13. Senior Town Planner Asr,
14. District Town Planner Asr.
15. District Town Planner (Regulatory). Asr.
16. District Fire officer, Amritsar.
17. Senior Account officer, ADA Amritsar


Competent Authority
cum-Chief Administrator
ADA, Amritsar.

Note: The Layout Plan of above colony is uplodged on <http://www.adaamritsar.gov.in>



Amritsar Development Authority
PUDA Bhawan, Green Avenue, Amritsar.

Licence No. LDC-ADA/2024/45

Dated: 2/4/2024

SUPPLEMENTARY LICENCE

FOR ADDITION OF AREA 6.415 ACRES TO Aero City, AMRITSAR under the Punjab Apartment & Property Regulation Act, 1995, PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014) & PAPR (Amendment) Act, 2021 (Punjab Act 18 of 2021)

This Licence No. LDC/ADA/2018-39 dated 07/12/2018 for developing land as Residential Colony namely "Aero City", at Village Heir, Bal & Meerankot Kalan, Distt. Amritsar. (Area 151.445 Acre) was granted under the Punjab Apartment & Property Regulation Act, 1995, PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014) to M/s DSK Realtors Pvt. Ltd. 5th Floor, Splendor Forum, Plot No. 3, Jasola District Centre, New Delhi-110025. Licensee has filed an application for allowing the addition of area (6.415 Acres) to this already approved colony having area 151.445 Acres. Now the layout plan of this colony bearing Drawing No. LAYOUT/AERO CITY/01 Dated 24/11/2023 with technical report of Senior Town Planner, Amritsar vide their letter No. 1214 ਆਰਪੀ/ਆਸਾ-1 Dated 29/11/2023 having total area measuring 157.86 acres is approved by Committee under the chairmanship of CA, ADA as per Notification no. 18/30/09-5Hg2/853 dated 12/06/2023.

The detail of newly added land as verified by Patwari, ADA, as Khasra numbers mentioned in the report of DTP(P), Amritsar and as per Layout Plan of STP, Amritsar vide Drawing No. LAYOUT/AERO CITY/01 Dated 24/11/2023 is given below:-

Sr. No.	Khasra No. of Village Heir	Extended Area	Khasra No. of Village (Meerankot Kalan)	Extended Area	Total Area under CLU
1	17//13/1	0K-18M	57//20/1	1K-12M	50K-13M Area of 0K-14.5 under Khasra no. 6//24 (Village Heir) is already under existing CLU approved by CTP, Punjab vide letter 3841 CTP(PB)/SP-432(A) dated 24/07/2012
2	17//18/2	0K-19.5M	57//20/2	3K-00M	
3	17//19/1,2,3	8K-00M	57//20/3	3K-08M	
4	17//22	7K-3.5M	57//10/1	2K-16M	
5	18//4	1K-09M	57//10/2	5K-04M	
6	6//7	0K-04M	70//1/1, 1/2, 70//2	11K-00M	
	6//8/2/1	0K-06M	56//17	1K-10M	
	18//7	1K-14M			
	18//3	1K-09M			
	6//24	0K-14.5M		28K-10M	
	Total	22k-17.5m			
	Total Extended area in existing area of colony		51K-7.5M		

As per notification no. 18/02/2023-5Hg2/524 dated 24-03-2023 CLU is merged with Layout Plans/Building Plans/Licence, So separate CLU letter will not be issued. Promoter has paid the conversion charges of Rs. 34,06,530/- vide DD no. 008523 dated 20-03-2024 and SIF of Rs. 4,40,700/- vide DD no. 008525 dated 20-03-2024.

This Supplementary Licence for the area measuring 6.415 Acre is granted subject to the following conditions, namely :-

- 1) This Licence will form a part of Licence No. LDC/ADA/2018-39 dated 07/12/2018. The terms and conditions and time schedule for completion and payment of charges etc. of this Licence will be same as that of original Licence.
- 2) The Promoter shall enter into an agreement (for the revised area) with the competent authority in Form APR IV within a period of thirty days of the grant of the Licence;

- 3) The promoter shall deposit charges with the Competent Authority as per the payment schedule provided by this office's Accounts wing.
- 4) In the Revised layout plan of the colony, the land reserved for roads, open spaces, schools, public and community buildings and other common uses shall not be less than the area approved in the revised layout plan drawing No. LAYOUT/AERO CITY/01 Dated 24/11/2023 approved by Committee under the chairmanship of CA, ADA. The promoter will ensure to provide the saleable and non-saleable area as per the approved revised layout plan. (Copies enclosed)
- 5) The Promoter shall adhere to the extant rules or provisions of the PAPR Act 1995 or as amended from time to time and rules framed thereunder for this additional area.
- 6) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project/colony is to be developed and instructions issued under the Punjab Apartment & Property Regulation Act, 1995, PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014) & PAPR (Amendment) Act, 2021 (Punjab Act 18 of 2021) and Rules framed thereunder as amended from time to time.
- 7) For this additional area, Promoter shall get this project registered with the RERA Authority immediately and submit a requisite copy of registration certificate in the office of ADA.
- 8) The promoter shall obtain all statutory clearances/NOC's from all the concerned departments as mentioned in licence no. LDC/ADA/2018-39 dated 07/12/2018. If You have already obtained such clearances/NOC's, then You have to produce revised clearances/NOC's with mention of this additional area.
- 9) The promoter shall comply with the terms and conditions imposed/suggested by STP, Amritsar vide letter No. 1214 ਮਤ੍ਰਿਕਾ/ASA-1 Dated 29/11/2023. (Copy Enclosed)
- 10) The promoter shall comply with the terms and conditions imposed by o/o Superintendent Engineer, ADA vide letter No. ADA/SE(C)/ASR/2024/145 dated 22/03/2024 (Copies Enclosed)
- 11) Promoter has already Mortgaged land of worth Rs.15,96,60,112/- against balance Fees (EDC, LF, SIF) and land of worth Rs. 9,41,15,000/- against 35% of Estimates cost in favour fo Amritsar Development Authority, Amritsar. Promoter shall also be bound to submit bank guarantee/additional bank guarantee as and when demanded by ADA within stipulated period as per given undertaking.
- 12) Promoter shall obtain Revised NOC from PSPCL within 90 days of the issue of licence positively failing which penal action shall be initiated against you as per provisions of Punjab Apartment & Property Regulation Act, 1995, PAPR (Amendment) Act, 2014 (Punjab Act 21 of 2014) & PAPR (Amendment) Act, 2021 (Punjab Act 18 of 2021) and rules framed thereunder.
- 13) This office shall not be responsible for any litigation in any court of law and shall not be made party to any individual case. The licence ceases to be taken as withdrawn at any time in case of adverse decision in the any type of litigation/violation.

- 14) In the event of the promoter contravening any provisions of the Act, or the rules made thereunder or any provisions of the Licence granted under sub-section(3), the competent authority may, after giving an opportunity of being heard, suspend or cancel the licence and enforce the bank guarantee or mortgage property furnished by the promoter under sub-section (3), under the provisions of Section 5(14) of PAPR (Amendment) Act, 2014 & 2021.
- 15) Promoter shall comply with the terms & conditions of NOC issued by Environmental Engineer, Regional Office, Amritsar vide no. 380 dated 01/03/2024, Executive Engineer, Canal & Ground water Majitha division, W.R.D, Amritsar vide no. 428-29 dated 01/03/2024, District Forest officer, Amritsar Vide no. 11665 dated 05/03/2024, Fire noc by Amritsar MC vide no. 107-83107-Fire/63599 dated 05/02/2024 & in letter no. 351 dated 22/01/2024 of Additional Superintendent Engineer, Sub-urban Division, PSPCL, Amritsar or to be issued by any authority/Department or Government Department. In case of violation of any condition of any NOC/approval will attract penal action under the relevant provision of PAPR Act, 1995, (Amended 2014 & 2021) and relevant Laws. (Copies Enclosed)
- 16) The revenue pathway (rastas), minor canals (khal) and choe if any, passing through the colony shall be maintained as such by the licensee and mandatory no construction zone/Green Buffer Zone shall be maintained by the licensee as determined by the concerned department and as per approved Layout Plan.
- 17) The Promoter shall neither construct/block nor undertake any development activities under revenue rastas passing through the site without getting approval from the concerned authority.
- 18) The promoter shall not undertake any development activity on Forest Land/ Govt. Land/ Panchayat land etc. if applicable, without getting prior permission from the concerned department of Govt. of India and State of Punjab under the relevant Acts.
- 19) Demarcation of a colony as per approved revised layout plan shall be got checked and verified by the Concerned branch of Amritsar Development Authority within three months from the date of issue of licence. The Revised zoning plan of the colony shall be submitted by the promoter within three month from the verification of the demarcation.
- 20) The promoter will acquire balance title of the land within six months of the issue of the license and no sale shall be affected until title of the land is acquired by the promoter.
- 21) Applicant shall abide by all the provisions of Master Plan, Amritsar (2010-2031).
- 22) Applicant is bound to leave at least 50'-00" land strip and 5 meter No Construction Zone along with N.H 354 (Amritsar to Ajnala road) Amritsar without claiming any compensation as per the proposal of Master Plan, Amritsar.
- 23) Applicant is bound to leave at least 19'-00" land strip along with 22'-00" wide link road going to school site falling in Khasra No. 68//22/1 & 22 in Block-G without claiming any compensation as per the proposal of Zoning Regulations and Development controls-2018.
- 24) Consitution of RWA is mandatory as per provisions of PAPR Act, 1995 or as amended from time to time and maintenance of common areas shall be the responsibility of RWA after handing over these areas to RWA.

- 25) In this colony NOC/approval from o/o District Development and Panchayat Officer, Amritsar (Department of Rural development and Panchayat, Government of Punjab) is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by this department would be complied with. Any panchayati land shall not be taken under any planning. If Panchayati department ask, promoter will be obliged to buy the rasta, khal etc. on government's prescribed rates.
- 26) Promoter will bound to comply with the terms & conditions imposed or to be imposed by Department of Rural development and Panchayat, Government of Punjab.
- 27) The promoter shall comply with the terms and conditions imposed by Additional Chief Administrator, ADA, Amritsar vide letter No. 134141 Dated 21/03/2024. (Copy Enclosed)
- 28) Promoter has paid the Service charges/UDF amounting to Rs. 77,885/- vide DD no 008522 dt 20/03/2024 and receipt No. 3831 dated 27.03.2024.
- 29) Total amount of EDC as per section 5(6) of the Punjab Apartment and Property Regulation Act 1995 is worked out Rs. 1,32,79,211/- (Rs. One Crore thirty two seventy nine thousand two hundred eleven only). 10% of the total EDC i.e. Rs. 13,28,000/- (Rs. Thirteen Lakh twenty eight thousand only) has been deposited by the promoter vide ADA receipt no. 3831 dated 27.03.2024. The balance EDC i.e. Rs. 1,19,51,211/- (One crore nineteen lakh, fifty one thousand two hundred eleven only) shall be recovered in three equal with with interest @ 8% to be compounded annually, and 10% to be compounded annually in case of default as per Notification no. 17/09/21-5HG2/306 dated 09/03/2024. The detail of EDC installments is as under:-

Installment No.	Due On	Principal in lakh	Interest @ 8% p.a.	Amount in lakh
1	05/11/2024	39.84	6.03	45.87
2	05/05/2025	39.83	3.19	43.02
3	05/11/2025	39.84	1.59	41.43
Total		119.51	10.81	130.32

- 30) Total amount Licence fee as per section 5 of the Punjab Apartment and Property Regulation Act 1995 is worked out Rs. 21,04,104/- (Rs. Twenty one lakh four thousand one hundred four only). 10% of the total Licence fee i.e. Rs. 2,10,500/- (Rs. Two Lakh ten thousand five hundred only) has been deposited by the promoter vide ADA receipt no. 3831 dated 27.03.2024. The balance Licence fee i.e. Rs. 18,93,604/- (Eighteen lakh ninety three thousand six hundred fifty four only) shall be recovered in three equal with with interest @ 8% to be compounded annually, and 10% to be compounded annually in case of default as per Notification no. 17/09/21-5HG2/306 dated 09/03/2024. The detail of installments of Licence fee is as under:-

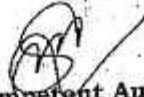
Installment No.	Due On	Principal in lakh	Interest @ 8% p.a.	Amount in lakh
1	05/11/2024	6.31	0.95	7.26
2	05/05/2025	6.32	0.50	6.82
3	05/11/2025	6.31	0.25	6.56
Total		18.94	1.70	20.64

- 31) Total amount of Social Infrastructure Fund as per section 5 of the Punjab Apartment and Property Regulation Act 1995 is worked out Rs. 7,69,166/- (Rs. Seven lakh sixty nine thousand one hundred sixty six only). 10% of the total S.I.F. i.e. Rs. 77,000/- (Rs. Seventy seven thousand only) has been deposited by the promoter vide ADA receipt no. 3831 dated 27.03.2024. The balance S.I.F. i.e. Rs. 6,92,166/- (Six lakh ninety two thousand one hundred sixty six only) shall be recovered in three equal with with interest @ 8% to be compounded annually, and 10% to be compounded annually in case of default as per Notification no. 17/09/21-5HG2/306 dated 09/03/2024. The detail of installments of S.I.F. is as under:-

Installment No.	Due On	Principal	Interest @ 8% p.a.	Amount
1	05/11/2024	2.31	0.35	2.66
2	05/05/2025	2.30	0.18	2.48
3	05/11/2025	2.31	0.09	2.40
Total		6.92	0.63	7.55

- 32) Applicant shall deposit CLU, EDC/Licence/Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department or any other government department from time to time.
- 33) The Revised layout plan and revised estimates/service plans are the part of agreement/licence. (copies enclosed)
- 34) If Promoter make any changes in company memorandum/Directors/Singning authority/correspondence address/e-mail, will immediately intimate the Competent Authority.
- 35) If any of terms & conditions is left/misprinted, promoter will be bound to fulfill such conditions as and when informed.

Dated: 2 /4 /2024
Place : Amritsar


Competent Authority
cum-Chief Administrator,
ADA, Amritsar